

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
April 12, 2006
7:00PM**

Present: Jack Moultrie; Chairman, Rob Hoover, Tim Howard, Hugh Carter, Larry Graham; Technical Review Agent, Sarah Buck, Town Planner, Tama Spencer, Administrative Assistant

Absent: Christopher Rich

Meeting called to order 7:04PM

Public Hearings

Georgetown Shopping Center Crosby's Market

Mrs. Buck reads the Legal notice for the Georgetown Shopping Center Crosby's Market.

Mr. Moultrie reads a correspondence to the Board regarding the noise pollution from Mr.

Mr. Cronin presents the expansion plan to the Board and the intention of the site.

Mr. Crosby describes the plans to the Board showing where the expansion will be taking place in the interior and exterior of the building.

Mr. Graham states that the Board asked him to do a review regarding parking. The Chinese restaurant has 5 and the Hair Dresser has 3 parking spaces, together 8 parking spaces are significant for this kind of expansion.

Mr. Moultrie asks about the noise.

Mr. Crosby's store Manager states that they can address any issues that Mr. Roeder has.

Mr. Hoover states that he would like to get the noise issue fixed because the letter states that issue it taken care of for a few months then it occurs again.

Mr. Cronin suggests placing a sign on the side of building so the truck drivers will be able to see the sign stating no deliveries until 7:00am.

Mr. Rauseo states that he would like to question the lot and map number and would like to challenge the legality of the Legal Notice and would like to be notified. Mr. Rauseo states that he has more issues with the Shopping Center.

Mr. Cronin states that it is not fair for Mr. Crosby to be held up for something that has nothing to do with an expansion.

Mr. Moultrie states that to resolve this issue is to get all the TAPE and find the amounts of parking spaces.

Mr. Graham states that there could be some changes because of the hairdresser moving.

Mr. Hoover asks how many Town Pizza parking spaces

Mr. Cronin states that there are 4 parking spaces. Mr. Cronin states the he would submit that abutters would know what is going on not what map and lot #

Mrs. Buck states that there should be a notification to the Board stating that the noise issue has been resolved and the sign has been posted.

Mr. Hoover makes a motion to approve the Crosby's Market expansion with the conditions listed

Noise issue resolved

Sign stating that police take notice and there will be no deliveries until 7:00am

Mr. Howard seconds

4-0 all in favor

Parish Road OSRD Concept Plan

Mrs. Buck reads the Legal Notice to the Board.

Mr. Moultrie reads a correspondence to the Board regarding the wellhead protection areas. Mr. Moultrie reads a correspondence addressing the Board regarding a public hearing for Newbury.

Mr. Walker states his name and states that his concerns are vast and would like to stress that they are looking forward to working with the Georgetown Planning Board.

Mr. Moultrie states that it this development is going to need a super-majority vote from both Boards.

Mr. Delozeno gives a history of the site and gives an overview of the plan.

Mr. _____ presents the plans to the Planning Board.

- Frontage is in Newbury
- There are stream systems

Mr. Moultrie asks how many easements does mass highway

Mr. _____ states that there is only 1

Mrs. Fitzgerald presents the plans for the ISH plan and the OSRD plan.

Mr. _____ suggests that they only address the core important issues.

Mr. Moultrie states that he would like to just give an overview and hear form the audience.

Mr. Graham presents his review to the Board.

- Access road.
- Water/electric
- Fire protection
- Wetland crossing
- How many lots
- ISH- right site for an ISH

Mr. Moultrie asks the Board for comments

Mr. Howard states that it is 1 _____

Mr. _____ states that it is about _____

Mr. Howard states that in order

Mr. _____ states that he doesn't know the correct numbers.

Mr. Moultrie asks about the utilities issue, and asks if they would be drilling wells, treatment plant?, soil testing?, and

Mr. _____ states that they would

Mr. Hoover states that he agrees with Mr. Graham completely. Mr. Hoover states that he would like to put a buffer on the table. Mr. Hoover states that in general the units are too close, and the density is too high. Mr. Hoover states that it is not a cluster ordinance.

Mr. Carter asks how many wetland crossings are there.

Mr. Tape states that there would be

Mr. Brassard states that they have not gone to Conservation.

Mrs. Buck states that there are no wetland crossings for the two plans that are being presented and asks about waiver requested. Mrs. Buck asks about discharge requirements for septic

Mr. Moultrie opens the hearing for public comment.

Dr. Gar reads the letter he wrote to the Board regarding environmental resource and wetland crossings/ not cut zone. Rare spe. Habitat. Industrial use.

Mr. Moultrie states that the Board _____

Mr. Edwards states that he was at the meetings including town meeting. Mr. Edwards states that they were under the impression that there was only going to build homes along Larkin Road. Mr. Edward.

Mr. Deloranzo states that there was a plan for 25 lots the was up for a while

Mr. Rogers states that he is the only one on that road and he has had a problem with his electricity /and Town water. Mr. Rogers states that they need to do some perk test done and

Mr. Cambelle states that one of the reasons why she brought that home was for the quitness.

Mr. Kamiski asks if the applicant is asking for a waiver.

Mr. Moultrie states that they have not asked for any waivers.

Mr. Donahue states that

Mrs. Donahue states that there are many endangered species as for planets and insects.

Mr. Hoover makes a motion to continue the public hearing until June 14, 2006

Mr. Howard seconds

4-0 all in favor

Board Business

The Meadows- Request for a continuance

Mr. Howard makes a motion to grant the request for a continuance until May 10, 2006

Mr. Carter seconds

4-0 all in favor

Bond Reduction, Chaplin Hills

Mr. Moultrie states that he is concerned about the site and that it is a mess.

Mr. McGrath states that it is just for streetlights and

Mr. Moultrie states that what he saw today he would not be in favor of reducing the bond, and would like the Board members to drive through.

Sign Plans for lot 37, lot 38, Londonderry Lane, Little's Hill.

Mrs. Buck states that the language is consistence with the previous plan that the Board has already signed.

Vote on Planning Board Meeting Dates

Mr. Hoover makes a motion to accept Planning Board Meeting Dates as submitted by Ms. Spencer.

Mr. Howard seconds

4-0 all in favor

Road Acceptance

Mr. Moultrie states that there are some issues with Road Acceptance. Pillsbury lane has a shied that needs to be moved.

Mrs. Buck states that Acorn way and Forest St. need another set of plans. Mrs. Buck states that sometimes there are little issues such as the shied and the house on Forest St. Mrs. Buck states that she believes that people shouldn't be on hold because of minor issues.

Mr. Moultrie states that he agrees.

Mrs. Buck states that there needs to be an inspection for Pillsbury Lane from Mr. Graham and Mr. McGrath.

Mrs. Buck states that she is missing the certificate of compliance.

Mr. Moultrie states that the Boards recommendation doesn't have to go back to the BOS. The Board requests the Town Planner to send a letter to the BOS stating that they have no objection to the street as followed.

Traffic Study for Whistle Stop.

Mr. Hoover states that there would be two questions that he would like to have answered.

- What is in the best interest of the Town?
- What is in the best interest of the Neighbors?

Mrs. Buck presents the candidates for the traffic study for Whistle Stop.

Mr. Hoover makes a motion to have TEC

Approvals

Minutes

Correspondence

Vouchers

Mr. Hoover makes a motion to accept and pay the 16 Vouchers totaling \$7,474.48

Mr. Howard seconds

4-0 all in favor

